



14 Bridgend Road
Newton, Porthcawl, CF36 5RN





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£565,000 Freehold

4 Bedrooms : 1 Bathrooms : 3 Reception Rooms

We are pleased to present to the market this well-presented spacious 4 bedroom detached family home filled with character throughout situated in a desirable area in Newton, Porthcawl. Within walking distance of reputable schools, shops and Newton Beach. Close proximity to Junction 37 of the M4. Accommodation comprises; entrance hallway, WC, lounge, sitting room, conservatory, kitchen/dining room and utility/shower room. First floor landing, 4 double bedrooms and a 3-piece family bathroom. Externally enjoying a private enclosed driveway with space for multiple vehicles, double integral garage and a rear enclosed low maintenance garden. EPC Rating; 'TBC'

Directions

- Bridgend Town Centre 5.3 miles
- Cardiff City Centre 26.1 miles
- M4 (J37) 4.4 miles

Your local office: Bridgend

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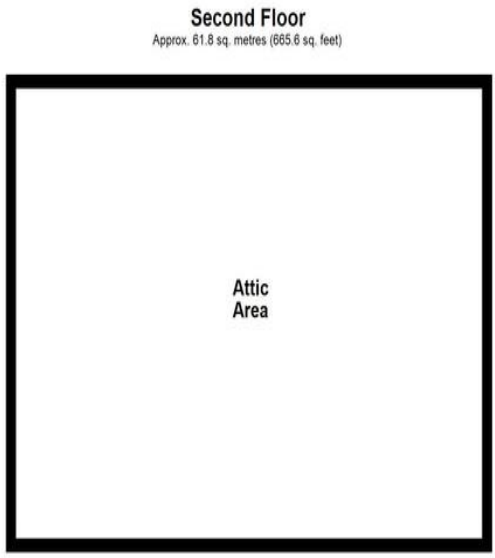
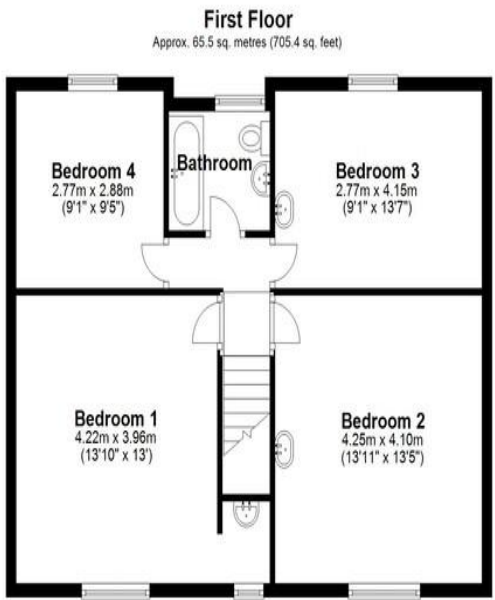
Summary of Accommodation

GROUND FLOOR

The property is accessed via double doors with sash style windows leading into the entrance hallway featuring tiled flooring and leads into the ground-floor WC. The WC has been fitted with a 2-piece suite comprising; WC and wall-mounted sink. Obscured uPVC window to the front elevation. Double patio doors lead into the first sitting room. The sitting room features fitted shutters, solid wood flooring and original coving with a central gas fire set on a slate hearth with exposed stone chimney. The lounge features carpeted flooring, a central feature log burner set on a slate hearth with exposed stone chimney and sash style windows to the front elevation and a large under stairs storage cupboard. The kitchen/dining room features tiled flooring with double patio doors leading to the conservatory and a separate courtesy door leading out onto the rear garden. The dining area provides space for a log burner to be installed and benefits from coving. An arch-way leads into the kitchen area which has been comprehensively fitted with a range of wall and base units and complementary quartz work surfaces. Integral appliances to remain; 4-ring gas hob, extractor fan, oven, grill, dishwasher. Space has been provided for a freestanding fridge/freezer. Windows looking over the rear elevation. The utility/shower room has been fitted with a range of wall and base units and complementary laminate work surfaces. Also features a Velux skylight window, tiled flooring with under-floor heating, windows to the rear elevation and a fully glazed door leads out onto the rear garden. Space and plumbing has been provided for an appliance. Also featuring a stainless steel sink and space for freestanding fridge/freezer. The utility also benefits from a separate walk-in electric shower with partially tiled walls and glass door. A courtesy door leads into the double garage with full power. The conservatory is accessed via double doors and features tiled flooring, electric blinds and a further set of patio doors lead out onto the rear patio area.

FIRST FLOOR

The first floor landing features exposed wood flooring. Bedroom One is a double bedroom featuring carpeted flooring, windows to the front elevation with bespoke fitted shutters, internal fitted wardrobes with over-head storage and a sink set within vanity unit. Bedroom Two is a further double bedroom with carpeted flooring, windows to the front elevation and a dressing area with sink set within vanity unit. Bedroom Three is a further double bedroom with carpeted flooring, windows to the rear elevation and internal fitted wardrobes housing the hot water tank. Also provides access to the loft hatch with pull-down ladder and light. Bedroom Four is another double bedroom with carpeted flooring and windows to the rear elevation. The family bathroom has been fitted with a 3-piece suite comprising; panelled bath with mixer tap and over-head power shower, sink and WC set within vanity unit. Also features tiled flooring with under-floor heating, sash style obscured windows to the rear elevation and spotlighting.



Total area: approx. 262.5 sq. metres (2825.9 sq. feet)

Plan produced by Watts & Morgan LLP.
Plan produced using PlanUp.

GARDENS AND GROUNDS

No. 14 is accessed of Bridgend Road with gates leading on to a spacious private driveway providing space for multiple vehicles. The driveway leads up to the double garage with electric door and full power supply. To the rear of the property lies a fully enclosed landscaped well-presented garden consisting of a large patio area ideal for outdoor furniture, a further lawned area with a range of mature shrubs and flowers. The rear garden further benefits from a raised patio seating area with an outdoor summerhouse and a courtesy gate leading out onto the rear lane.

SERVICES AND TENURE

All mains services connected. Freehold.

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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



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